



Combine Two Elegant Apartments into One Remarkable Mayfair Residence

MOUNT STREET
MAYFAIR W1

FORTIS
ADVISORS

AN EXCEPTIONAL MAYFAIR OPPORTUNITY

Available through the same vendor, these two beautifully appointed apartments present a rare opportunity to create a truly magnificent lateral residence in the heart of Mayfair.

A 20-year license permits internal connection between the two homes – from the hallway of Flat 8 into the kitchen of Flat 9 – offering exceptional scope to design a seamless and expansive living space.

Guide Price for both residences: £9,000,000

FLAT 8

PROPERTY SUMMARY

£5,500,000

- Bedrooms: 2
- Bathrooms: 2
- Reception Rooms: 1
- Dining Room
- Cloakroom
- Lift and Parking
- Tenure: Leasehold, approximately 101 years remaining
- Service Charge: £6,228 p/a
- Internal: 1,374 SQ FT
- Council Tax Band: G
- EPC: G
- Local Authority: City of Westminster



ABOUT

Exquisitely finished and beautifully maintained, this sophisticated two-bedroom residence occupies a prime position within a magnificent period building on Mount Street, complete with a passenger lift.

Offering just under 1,400 sq ft of stylish living space, the apartment blends classic architectural charm with contemporary comfort. High ceilings, intricate cornicing, and tall sash windows create an abundance of natural light and a wonderful sense of space throughout.

The impressive reception room provides an inviting setting for both entertaining and relaxation, seamlessly connecting to a bespoke kitchen and dining area featuring integrated appliances and elegant stone worktops. Two spacious double bedrooms benefit from fitted wardrobes and warm hardwood flooring, while premium fixtures and finishes elevate the home's refined aesthetic.

This distinguished red-brick building captures the essence of Mayfair's heritage and prestige. Perfectly located on one of its most sought-after streets, you're moments from Mount Street's exclusive boutiques, world-class restaurants, and serene garden squares. Bond Street and Green Park stations are just a short stroll away, ensuring effortless access across central London and beyond.







FLAT 9

PROPERTY SUMMARY

£3,500,000

- Bedrooms: 2
- Bathrooms: 1
- Reception Rooms: 1
- Fully Equipped Kitchen with Integrated Appliances
- Residents' Parking
- Tenure: Leasehold, approximately 105 years remaining
- Service Charge: £6,228 p/a
- Internal: 917 SQ FT
- Council Tax Band: F
- EPC: D
- Local Authority: City of Westminster



ABOUT

Set within an elegant red-brick period building, this beautifully renovated two-bedroom apartment combines timeless charm with contemporary luxury.

Extending to just under 920 sq ft, the property has been meticulously refurbished to an exceptional standard throughout. The spacious open-plan reception and kitchen area offers the perfect setting for both entertaining and relaxed everyday living, featuring sleek finishes and integrated appliances.

Two generous double bedrooms each include built-in storage, complemented by a stylish modern bathroom finished with high-quality fittings and a clean, sophisticated design.

This distinguished period building reflects the architectural elegance for which Mayfair is celebrated. Perfectly positioned on Mount Street, the apartment enjoys immediate access to world-class boutiques, fine dining, and tranquil garden squares. Bond Street and Green Park underground stations are a short walk away, offering convenient connections across London.





CURRENT FLOORPLANS

FLAT 8

MOUNT STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 1374 SQ FT - 127.65 SQ M



FLAT 9

MOUNT STREET

APPROXIMATE GROSS INTERNAL FLOOR AREA: 917 SQ FT - 85.2 SQ M



FOR ILLUSTRATION PURPOSES ONLY

POTENTIAL COMBINED FLOORPLAN

Mount Street, W1

Approximate Gross Internal Area
212 sq m/ 2284 sq ft

Not to Scale, for identification only



For guidance only and must not be relied upon as a statement of fact or used for valuation purposes.
All measurements and areas are approximate only (and have been prepared in accordance with the current edition of the RICS Code of Measuring Practice).



Updated Property Summary:

- Bedrooms: 4
- Bathrooms: 3
- Reception Rooms: 3
- Kitchen
- Cloakroom
- Internal Area: 2,284 SQ FT

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